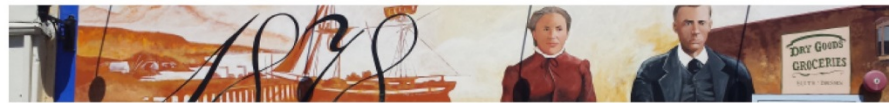




CITY OF LOMPOC

Open House – Draft Zoning Code
March 28, 2018



AGENDA

- 1 Background
- 2 Zoning Code Update – Key Issues
- 3 Next Steps/Instructions for Open House
- 4 Questions

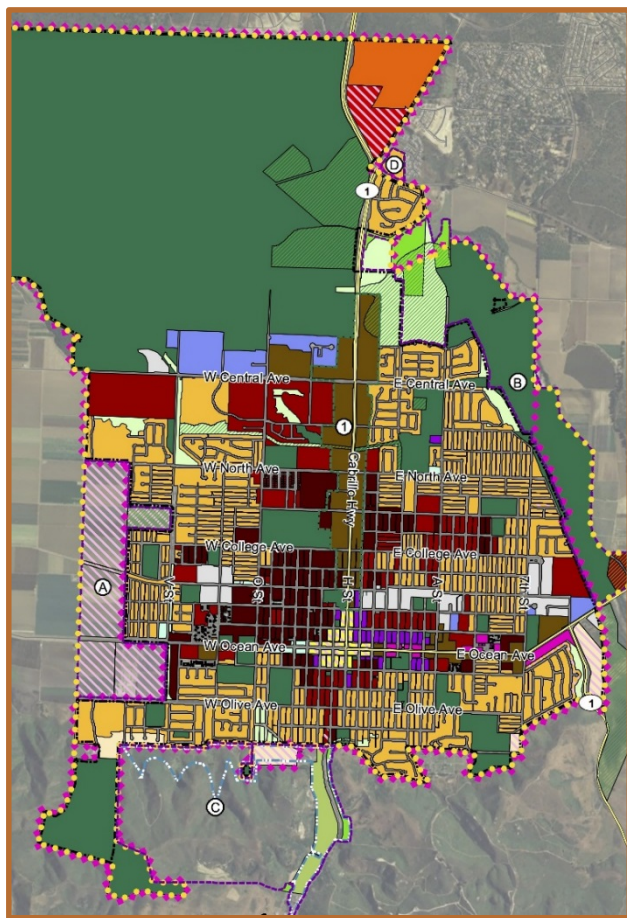
Background

2030 General Plan



- Overarching policy guidance
- Zoning Code implements the General Plan:
 - Land use designations and density
 - Promote revitalization and mixed-use
 - H Street Overlay
 - Encourage housing development
 - Encourage reinvestment in industrial zones (uses, etc.)

Zoning Code Update Objectives



- Implement General Plan
- Comply with legal requirements
- Clear and enforceable regulations
- User-friendly
- Address stakeholder input
- Prioritization of Sign Code

Complete!

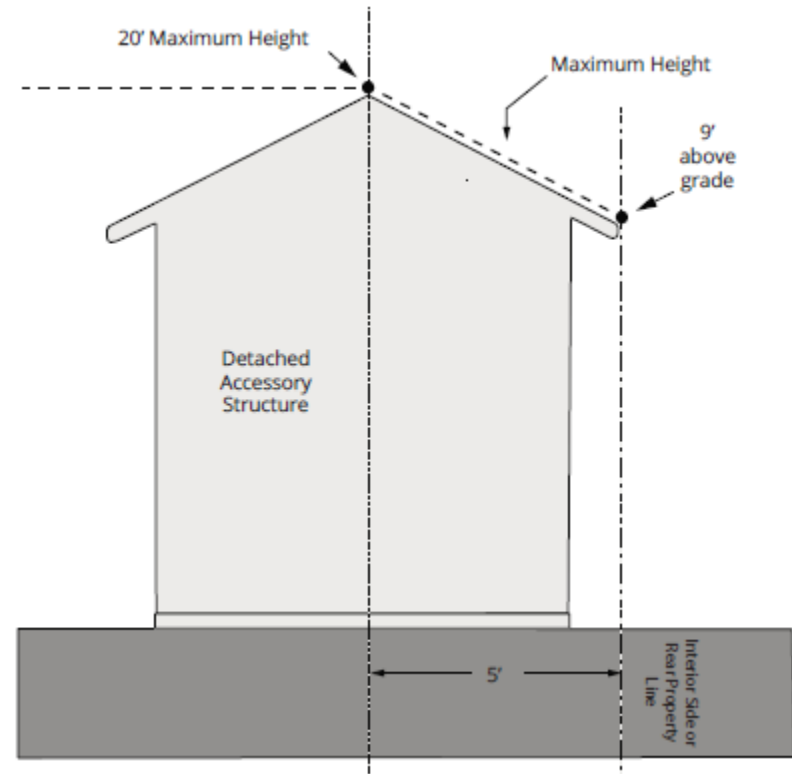
Zoning Code Update Process

| Event/Deliverable | Dates |
|--|----------------|
| Stakeholder Interviews | September 2015 |
| Code Diagnosis | January 2016 |
| Code Update Recommendations | August 2016 |
| Public Workshops (6+) | 2016 – 2017 |
| Sign Ordinance Hearings (3) | Oct - Dec 2016 |
| Online survey for food service in industrial zones | April 2017 |
| Public Review Draft Zoning Code released | February 2018 |

Code Update – Key Issues

User-Friendly

| Table 17.2.08.040.A: Residential Zones Development Standards | | | | | |
|--|---|--|--|---|---------------------|
| Development Feature | Requirement by Zone | | | | |
| | RA | 10-R-1 | 7-R-1 | R-2 | R-3 |
| Lot Requirements¹ | | | | | |
| Lot Area (min.) | 20,000 s.f. | 10,000 s.f. ² | 7,000 s.f. ² | 6,000 s.f. | 7,000 s.f. |
| Lot Width (min.) | 100 ft. | 65 ft. interior lots; 70 ft. corner lots ^{2,3} | 75 ft. interior and corner lots ^{2,3} | 60 ft. interior lots; 70 ft. corner lots ³ | 75 ft. |
| Lot Depth (min.) | - | 90 ft. | 90 ft. | - | - |
| Setbacks | | | | | |
| Front (min.) | 20 ft. | 15 ft. | 15 ft. | 15 ft. | 15 ft. |
| Side - Interior | 10% of lot width; min. 5 ft. and max. 10 ft. ^{4,5} | 5 ft. ⁵ | 5 ft. ⁵ | 5 ft. ⁵ | 5 ft. ⁵ |
| Side - Street (min.) | 10 ft. | 10 ft. | 10 ft. | 10 ft. | 10 ft. |
| Rear (min.) | 15 ft. ⁵ | 5 ft. (1-story building); 10 ft. (2-story building) ^{5,6} | 10 ft. ⁵ | 10 ft. ⁵ | 10 ft. ⁵ |



Modernized

| Existing Retail Trade Uses | Proposed Land Use Type |
|------------------------------|------------------------|
| Millinery shops | General Retail |
| Furrier shops | |
| Draperies and yardage stores | |
| Record shops | |
| Hobby shops | |
| Paint and wallpaper stores | |
| Beauty shops | |
| + 20 other retail types | |

Streamlined

Table 17.2.12.030.A: Commercial Zones Allowed Uses

| Use | Requirement by Zone | | | |
|---------------------------------------|---------------------|-----|----------------|-----|
| | CC | CB | OTC | PCD |
| Residential Use Types | | | | |
| Emergency Shelters | P | P | CUP | CUP |
| Caretaker's Unit | - | MUP | - | MUP |
| Home Occupation | - | - | AUP | - |
| Live/Work | MUP | MUP | P | MUP |
| Multi-Family Residential | - | - | p ² | - |
| Single Room Occupancy | CUP | CUP | CUP | CUP |
| Retail Trade Use Types | | | | |
| Alcohol Sales, Liquor Store | P | CUP | CUP | P |
| Alcohol Sales, Specialty Alcohol Shop | MUP | CUP | P | MUP |
| Bar/Nightclub | - | P | MUP | P |
| Dispensary | P | P | P | P |
| Drive-Thru, Non-Restaurants | MUP | MUP | - | MUP |
| General Retail ≤ 5,000 sf | P | P | P | P |
| General Retail > 5,000 sf. | MUP | CUP | CUP | MUP |
| Outdoor Dining | MUP | MUP | P | MUP |
| Outdoor Display | AUP | MUP | AUP | AUP |
| Restaurant- w/o Alcohol Sales | P | P | P | P |
| Restaurant- w/ Alcohol Sales | MUP | P | P | P |
| Restaurant- w/ Drive Through | CUP | CUP | - | CUP |

- More flexible uses
- Fewer CUPs
- More options for staff-level approvals
- Procedures clarified

Commercial Zones

| Existing Zone | | Updated Zone | |
|---------------|---|--------------|-------------------------------------|
| C-C | Convenience Center District | CC | Convenience Center Zone |
| C-O | Commercial Office District | - | PCD |
| C-2 | Central Business District | CB | Central Business Zone |
| OTC | Old Town Commercial District | OTC | Old Town Commercial Zone |
| P-C-D | Planned Commercial Development District | PCD | Planned Commercial Development Zone |

- Eliminated CO Zone (PCD)
- Incorporated Old Town Specific Plan
- Added H St. Overlay standards

Wine Ghetto

- Restaurants allowed in industrial zones, but limited to 1,000sf
- Special Event Overlay to facilitate event permitting



syvnews.com



Legal Compliance

- Housing Element
 - Uses: Residential care home, transitional/ supportive housing, emergency shelter
 - Inclusionary housing
 - Density bonus
- Accessory Dwelling Units
- Wireless telecommunications



Next Steps/ Instructions for Open House

Next Steps

| Target Date (anticipated) | Event |
|----------------------------|-------------------------------------|
| April 16, 2018 (tentative) | Workshop/Study Session |
| April 20, 2018 | Public Review Period ends |
| June/July 2018 | Planning Commission Public Hearings |
| August/September 2018 | Council Public Hearings |
| October 2018 | Zoning Code effective |

Instructions for Open House

Walk around, check out the stations

1. What is Zoning?
2. General Plan implementation/State law
3. Draft updated zoning map
4. Use tables (residential, commercial, industrial)
5. Wine Ghetto/Special Event Overlay
6. H Street Overlay
7. Accessory Dwelling Units

Ask questions!

Give comments

- Comment sheet
- Post-it notes on boards
- Large flip chart
- Email

Questions?

Brian Halvorson
Planning Manager
City of Lompoc
Telephone: (805) 875-8228
E-mail: b_halvorson@ci.lompoc.ca.us



Greg Stones
Principal Planner
City of Lompoc
Telephone: (805) 875-8273
E-mail: g_stones@ci.lompoc.ca.us